

# Macklin Tower Alterations -- No. 036603

Category **Montgomery College**  
 Agency **Montgomery College**  
 Planning Area **Rockville**  
 Relocation Impact **None.**

Date Last Modified  
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 Required Adequate Public Facility

**May 21, 2004**  
**20-9 (03 App)**  
**NO**

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	1,405	148	51	1,206	156	156	225	364	305	0	0
Land											
Site Improvements and Utilities											
Construction	8,673	501	600	7,572	884	884	1,375	2,236	2,193	0	0
Other											
<b>Total</b>	<b>10,078</b>	<b>649</b>	<b>651</b>	<b>8,778</b>	<b>1,040</b>	<b>1,040</b>	<b>1,600</b>	<b>2,600</b>	<b>2,498</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	10,078	649	651	8,778	1,040	1,040	1,600	2,600	2,498	0	0
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## ANNUAL OPERATING BUDGET IMPACT (\$000)

### DESCRIPTION

This project provides funding for major building infrastructure improvements to Macklin Tower including replacement of major mechanical, electrical, and plumbing systems and equipment; upgrade/replacement of life safety systems (fire alarm, emergency generator and sprinkler systems); upgrade/replacement of building elevators; and building access upgrades. The College completed a facilities condition assessment of the building in August 2002 that evaluated all building systems and related equipment and identified major repair and/or replacement requirements.

### JUSTIFICATION

Macklin Tower was constructed in 1971 and this thirty-year old facility is experiencing a progressive deterioration of building systems and major pieces of building equipment. It has now reached the point that addressing the problem of a deteriorating building infrastructure is beyond the scope of a maintenance effort and that building repairs are no longer adequate or cost effective. Key components of the HVAC, mechanical and electrical systems are outdated, energy inefficient, and costly to continue to repair. The refurbishment and/or replacement of major building systems and related equipment will significantly extend the useful life of the building and correct safety and environmental problems. This project is coordinated with the College's FY02 supplemental appropriation request to the PLAR project (CIP#926659) to correct significant water and air infiltration problems with a failing exterior curtain wall framing system and a deteriorating sealant used on all of the building's windows. The College recently completed a building condition assessment that provides a detailed evaluation of building deficiencies and cost estimates for major repairs, equipment replacements, and related improvements.

### Plans and Studies

Schematic Design for Curtain Wall Remediation - Macklin Tower (5/25/01) and Curtain Wall and Building Envelope Investigation - Macklin Tower (3/16/01). Collegewide Facilities Condition Assessment (8/02) and Collegewide Facilities Master Plan (February, 2004).

### Cost Change

Increase due to updated scope of work as identified by the building condition assessment.

### STATUS

Design/construction phase. In December 2001, the County Council approved an FY02 supplemental capital budget appropriation of \$2,075,000 to the PLAR project (CIP#926659) to replace the building's exterior curtain wall to correct problems associated with a failing exterior curtain wall framing system and a deteriorating window sealant. The exterior curtain wall replacement was completed in spring 2003. An engineering evaluation of the building's fire alarm system and emergency generator was completed in August 2002 and a design/build replacement of this system and equipment was completed in summer 2003 for the tower. Additional engineering evaluations were performed for the installation of a building sprinkler system and to replace aging mechanical equipment. This task is anticipated to be completed by spring of 2004 for the tower as well.

### OTHER

FY2005 Appropriation: \$1,040,000 (G.O.Bonds).

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
Initial Cost Estimate		1,300
First Cost Estimate		
Current Scope	FY03	9,740
Last FY's Cost Estimate		1,300
Present Cost Estimate		10,078

Appropriation Request	FY05	1,040
Appropriation Req. Est.	FY06	1,040
Supplemental		
Appropriation Request	FY04	0
Transfer		0

Cumulative Appropriation		1,300
Expenditures/		
Encumbrances		1,009
Unencumbered Balance		291

Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

### COORDINATION

Roof Replacement: College (CIP#876664)  
 PLAR: College (CIP#926659)  
 Energy Conservation: College (CIP#816611)

### MAP